



WESTFIELD-WASHINGTON
TECHNICAL ADVISORY COMMITTEE

October 15, 2012
1210-DP-13 & 1210-SIT-07
Exhibit 1

Petition Number: 1210-DP-13 & 1210-SIT-07

Subject Site Address: Northwest Corner of State Road 38 and MacGregor Park Road

Petitioner: Washington Township Parks and Recreation

Representative: Becky McCanna, Washington Township Parks and Recreation

Request: Westfield Township Parks and Recreation requests Development Plan and Site Plan review for a new parking lot and picnic shelters on approximately 9 acres in the AG-SF1 District.

Current Zoning: AG-SF1

Current Land Use: Agricultural

Approximate Acreage: Approximately 9 acres

Zoning History: AG-SF1

Exhibits:

1. Staff Report
2. Aerial Location Map
3. Petitioner's Plans

Staff Reviewer: Ryan Clark

Procedural

- The public hearing for this petition was heard at the October 1, 2012 Advisory Plan Commission (the "APC") meeting.
- Approval of a Development Plan and Site Plan Review must be granted if the submitted plans demonstrate compliance with the terms of the underlying zoning district, subdivision control ordinance or applicable PUD, any variances associated with the site, and any commitments associated with the site.
- The Advisory Plan Commission may approve, conditionally approve, continue, or deny the requested approval. Any conditions must be determined through agreement of the APC and the petitioner. Any continuance should also be determined through agreement of the APC and the petitioners.



Project Overview

Project Location

The subject property is approximately 9 acres in size and is located on the northwest corner of State Road 38 and MacGregor Park Road (the "Property"). The Property is bound by the existing MacGregor Park to the north, vacant land to the east, State Road 38 to the south and US 31 to the west.

Project Description

The development plan and site plan review is for a new parking lot, picnic shelters, and walking trail on approximately 9 acres (the "Project"). The Project includes parking for twenty (20) vehicles and future areas for picnic shelters. Trails are proposed around the entire property, with boardwalk areas over areas needed for drainage. Future trail connections are shown with the existing park to the north. An emergency vehicle turnaround has been added to the south end of the parking lot.

Development Plan Review (WC 16.04.165, C)

1. Zoning District Standards

Residential District (WC 16.04.030)

E1. Permitted Use – Public Park, Compliant

E2. Special Exceptions – Not applicable to this Petition

E3. Permitted Home Occupations- N/A

E4. Minimum Lot Area – three (3) acres

9 acres – Compliant

E5. Minimum Lot Frontage on Roads – Not less than 250 feet

1500 feet – Compliant

E6. Minimum Setback Lines – Front (min. 20'), Side (min. 10'), Rear (min. 30')

280' Front – Compliant

240' Side – Compliant



300' Rear – Compliant

E6. Maximum Building Height – 25' – n/a

E7. Minimum Gross Ground Level Space – n/a

E8. Parking - Compliant

2. Overlay District Standards

S.R. 32 Overlay (WC 16.04.065) - Not Applicable to this Petition

US 31 Overlay (WC 16.04.070) – Compliant.

3. Subdivision Control Ordinance

N/A

4. Development Plan Review (WC 16.04.165)

D1a. Site Access and Site Circulation

Access Locations - Compliant

2. Safe and Efficient movement to and from site - Compliant

3. Safe and Efficient movement in and around site – Compliant

D4b. Landscaping (WC 16.06.010)

WC 16.06.040

E. Line of Sight - Compliant

I. Trash and Loading Facilities – Compliant

J. Heating and Cooling Facilities –Compliant

K. Softening of Walls and Fences- Compliant



WC 16.06.050 On-site Requirements – n/a

WC 16.06.050.B Road Frontage Standards – Compliant

WC 16.06.060 Buffer Yard Requirements – n/a

WC 16.06.070 Parking Area Landscaping

A. Interior Landscaping - Compliant

B. Perimeter Parking Lot Landscaping – Not Applicable to this Petition

D4c. Lighting - n/a

D4d. Signs

Sign review and approval has been delegated to staff and will be reviewed administratively under a separate application and review process.

D1e. Building Orientation

No loading pace or loading docks facing public street – n/a

Loading space screening – n/a

D4f. Building Materials

Brick of Masonry Material- n/a

5. Comprehensive Plan Compliance

The Future Land Use Concept Map in the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies the property as Regional Commercial (p. 57).

6. Street and Highway Access

The proposed structure does not require new access points. All existing access points are unchanged.

7. Street and Highway Capacity - Compliant

8. Utility Capacity - Compliant

9. Traffic Circulation Compatibility

The proposed addition is compatible with adjacent development.



Public Policies

Comprehensive Plan-Feb 2007

See Comprehensive Plan above under "Westfield Development Requirements (WC 16.04.165)".

Thoroughfare Plan-Feb 2007

The Westfield Thoroughfare Plan roadway classification map identifies S.R. 38 as a primary arterial.

Parks & Recreation Master Plan-Dec 2007

The Westfield Parks & Recreation Master Plan focuses on the build-out and development of the community's existing parks and trail systems. This addition supplements the existing Macgregor Park with additional trails and further development of the site.

Water & Sewer System-Aug 2005

Neither the Westfield Water Master Plan map nor the Westfield Sewer Master Plan depicts service in this area.

Annexation

The subject property is not within the corporate boundary of the City of Westfield.

Well Head Protection-Ord. 05-31

The Property is not within a wellhead protection area.

Staff Comments

The submitted plans for 1210-DP-13 and 1208-SIT-09 are fully compliant with the Westfield-Washington Zoning Ordinance.

Staff recommends approval of this petition with the following condition:

- That all necessary approvals and permits be obtained from the Hamilton County Surveyors Office prior to the issuance of a building permit.



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